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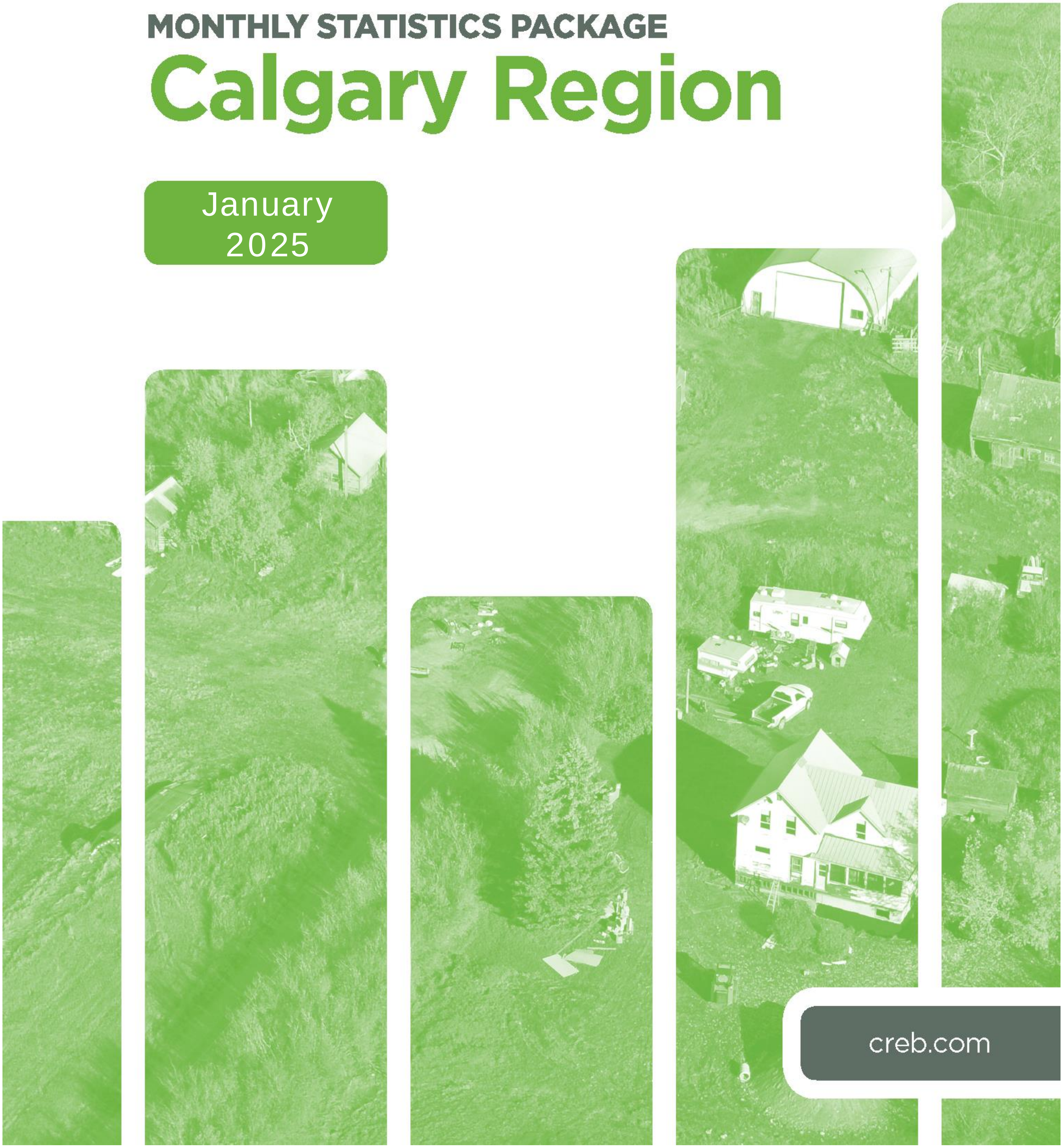
MONTHLY STATISTICS PACKAGE

Calgary Region

January
2025



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Regional Market Facts

January 2025

Airdrie

Despite some recent pullbacks, sales activity reached 1,951 units in 2024, a gain of over four per cent compared to last year. The gain, in part, was possible thanks to a boost in new listings that helped add some much-needed supply to the Airdrie market. Much of the inventory gain occurred in the later portion of the year, causing the months of supply to push above two months in September and improve throughout the last quarter of the year.

The shift toward more balanced conditions took some pressure off prices over the last quarter of the year. However, on an annual basis, the benchmark price rose by nearly eight per cent, a faster pace than the previous year. Prices rose across all property types, with faster growth occurring for the relatively more affordable higher-density homes.

PRICE
$537,300
↑ 3.6% Y/Y

SALES
112
↑ 7.7% Y/Y
↑ 7.7% YTD

INVENTORY
295
↑ 115.3% Y/Y
Monthly trend*

MONTHS OF SUPPLY
2.63
↑ 99.9% Y/Y
Monthly trend*

Cochrane

Market conditions in Cochrane favoured the seller throughout most of the year as strong sales relative to new listings prevented any significant shift in inventory levels. However, by the last quarter of the year, we started to see more new listings relative to sales, causing the sales-to-new listings ratio to ease to levels more consistent with balanced conditions. This helped support some inventory gains; however, over the last quarter of the year, inventory levels were still well below long-term trends for the area.

The inventory gains relative to sales in the later part of the year did push the months of supply above two months. This helped take some of the pressure off home prices but not enough to offset earlier gains. Overall, the annual benchmark price rose by nearly nine per cent averaging $565,808 in 2024.

PRICE
$565,900
↑ 5.0% Y/Y

SALES
71
↑ 1.4% Y/Y
↑ 1.4% YTD

INVENTORY
156
↑ 43.1% Y/Y
Monthly trend*

MONTHS OF SUPPLY
2.20
↑ 41.1% Y/Y
Monthly trend*

Okotoks

New listings rose by 16 per cent in 2024, supporting sales growth of nearly eight per cent. The gains in new listings also helped support some gains in inventory levels this year. However, throughout most of the year, inventory levels were half the levels traditionally seen in the market and have not been high enough to change the seller market conditions that have persisted in Okotoks since 2021.

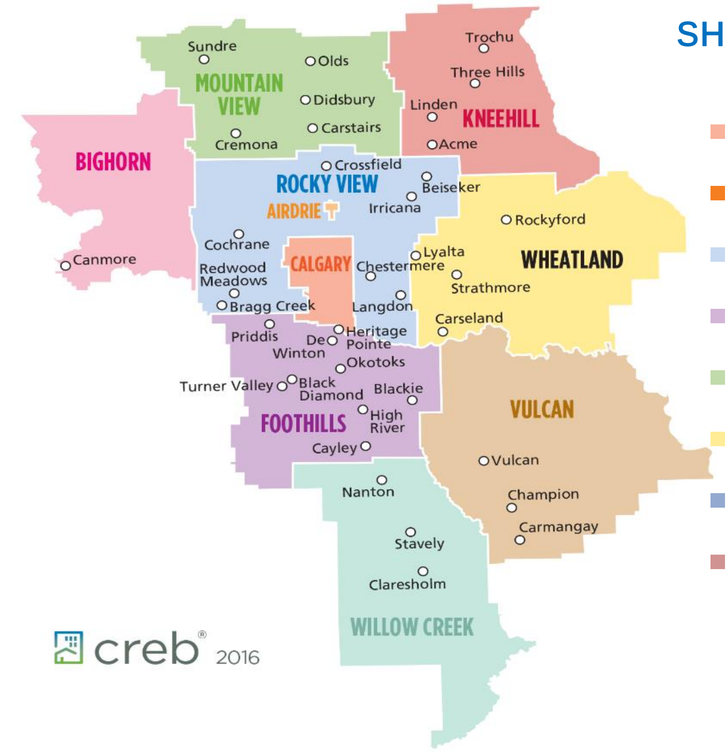
The tight market conditions drove further price growth this year and at a faster pace than last year. Benchmark prices in Okotoks averaged $615,708 in 2024, nearly eight per cent higher than last year. Several years of price growth caused a rise in activity for semi-detached and row-style units, driving tighter conditions in those sectors and priced growth that exceeded 11 per cent on an annual basis.

PRICE
$614,900
↑ 4.9% Y/Y

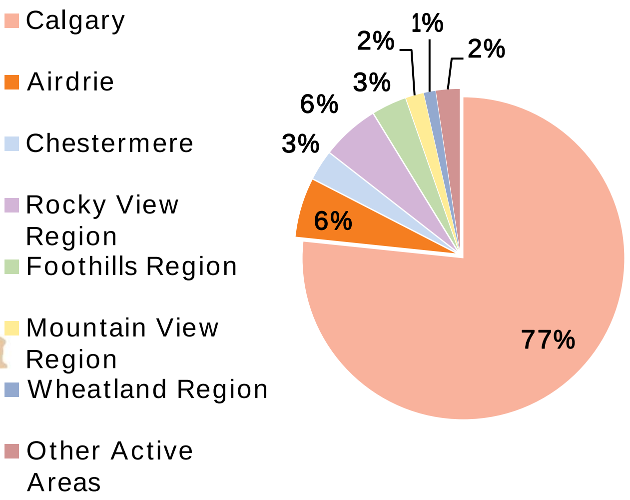
SALES
31
↓ 27.9% Y/Y
↓ 27.9% YTD

INVENTORY
68
↑ 17.2% Y/Y
Monthly trend*

MONTHS OF SUPPLY
2.19
↑ 62.6% Y/Y
Monthly trend*



SHARE OF SALES January 2025



Source: CREB®

January 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
City of Calgary	1,451	2,896	50%	3,639	2.51	583,000	605,026	572,500
Airdrie	112	222	50%	295	2.63	537,300	566,271	566,500
Chestermere	56	123	46%	155	2.77	694,300	667,034	645,000
Rocky View Region	108	206	52%	346	3.20	648,000	773,165	645,000
Foothills Region	65	113	58%	164	2.52	638,200	726,646	614,750
Mountain View Region	34	64	53%	116	3.41	484,400	551,170	461,250
Kneehill Region	3	7	43%	16	5.33	250,900	241,667	230,000
Wheatland Region	22	41	54%	76	3.45	445,100	517,425	506,250
Willow Creek Region	9	27	33%	39	4.33	322,300	298,259	299,000
Vulcan Region	6	12	50%	23	3.83	329,600	262,233	138,000
Bighorn Region	27	49	55%	137	5.07	1,058,000	1,674,272	1,150,000

YEAR-TO-DATE 2025	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price
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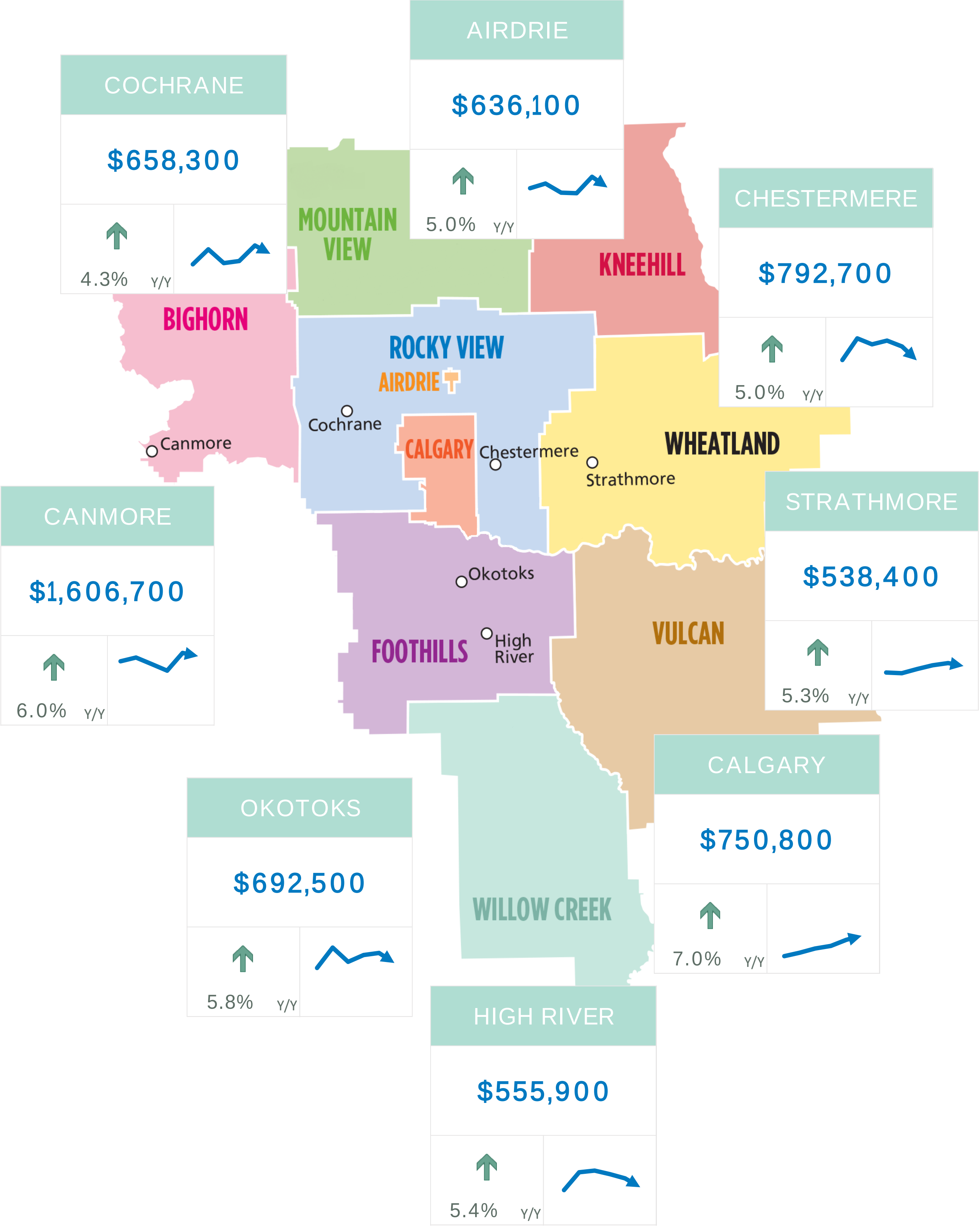
DETACHED BENCHMARK PRICE COMPARISON



COCHRANE
$658,300
4.3% Y/Y

AIRDRIE
$636,100
5.0% Y/Y

CHESTERMERE
$792,700
5.0% Y/Y

CANMORE
$1,606,700
6.0% Y/Y

STRATHMORE
$538,400
5.3% Y/Y

OKOTOKS
$692,500
5.8% Y/Y

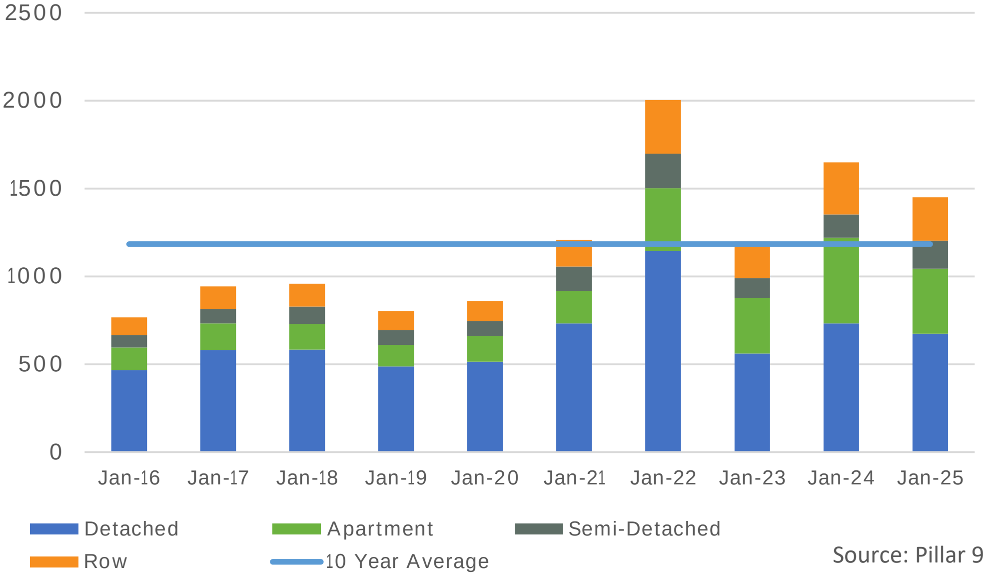
CALGARY
$750,800
7.0% Y/Y

HIGH RIVER
$555,900
5.4% Y/Y

January 2025

Calgary

Monthly Sales Comparison

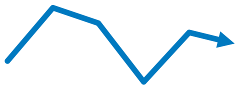


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 583,000

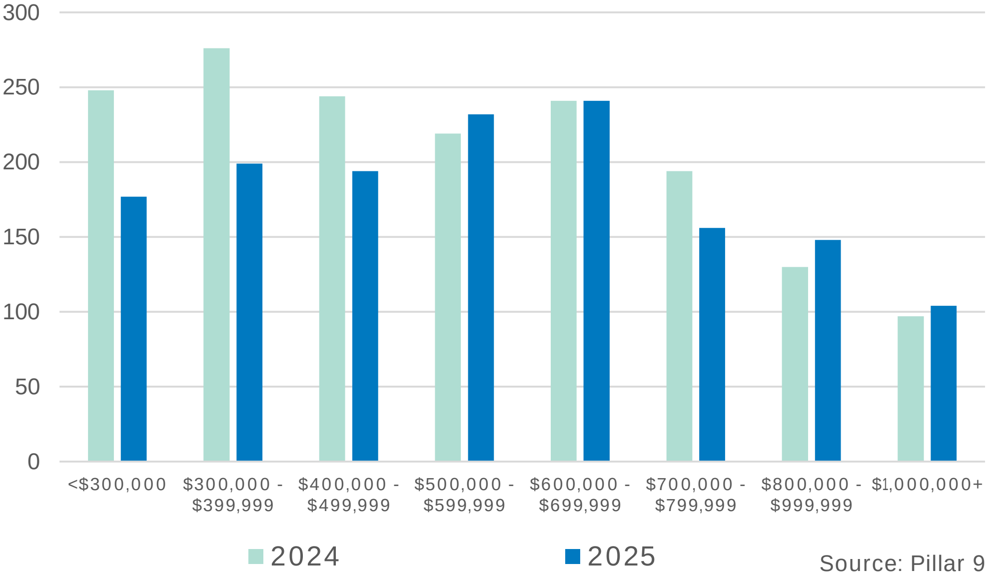
↑ 2.8% Y/Y



Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

1,451

↓ 12.0% Y/Y

↓ 12.0% YTD

NEW LISTINGS

2,896

↑ 35.5% Y/Y

↑ 35.5% YTD

INVENTORY

3,639

↑ 68.6% Y/Y

Monthly trend*

MONTHS OF SUPPLY

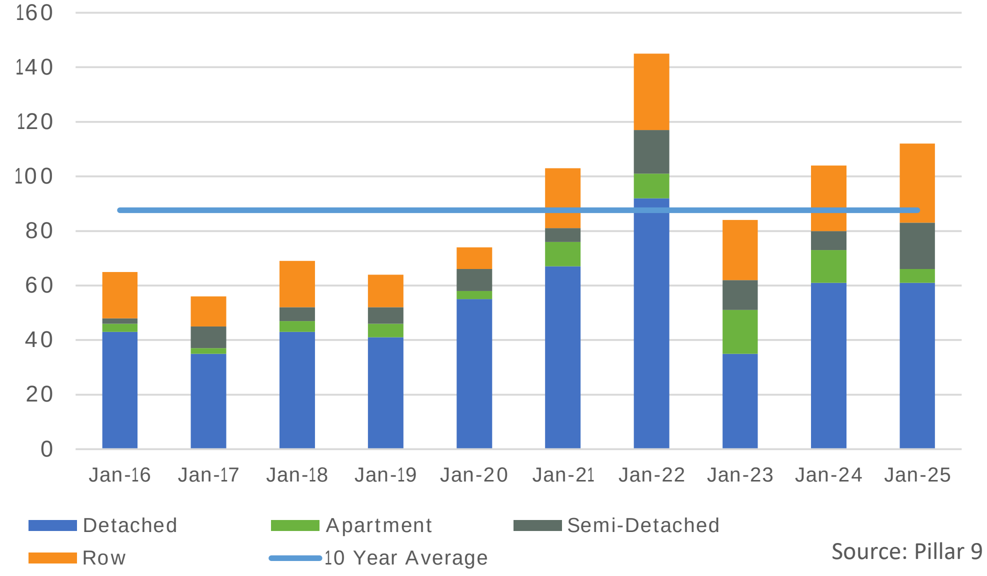
2.51

↑ 91.6% Y/Y

Monthly trend*

January 2025 Airdrie

Monthly Sales Comparison



Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

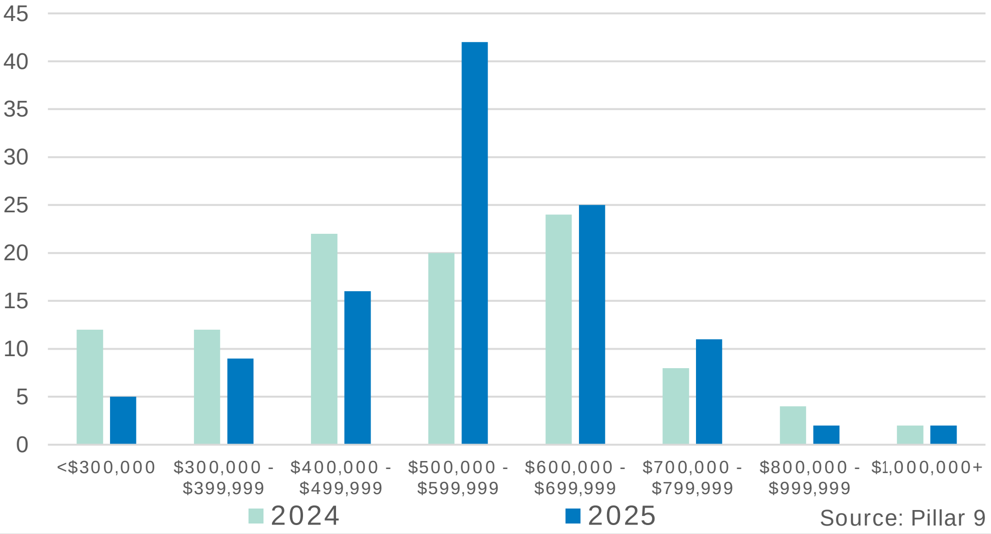
$ 537,300

↑ 3.6% Y/Y

Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

112

↑ 7.7% Y/Y

↑ 7.7% YTD

NEW LISTINGS

222

↑ 66.9% Y/Y

↑ 66.9% YTD

INVENTORY

295

↑ 115.3% Y/Y

Monthly trend*

MONTHS OF SUPPLY

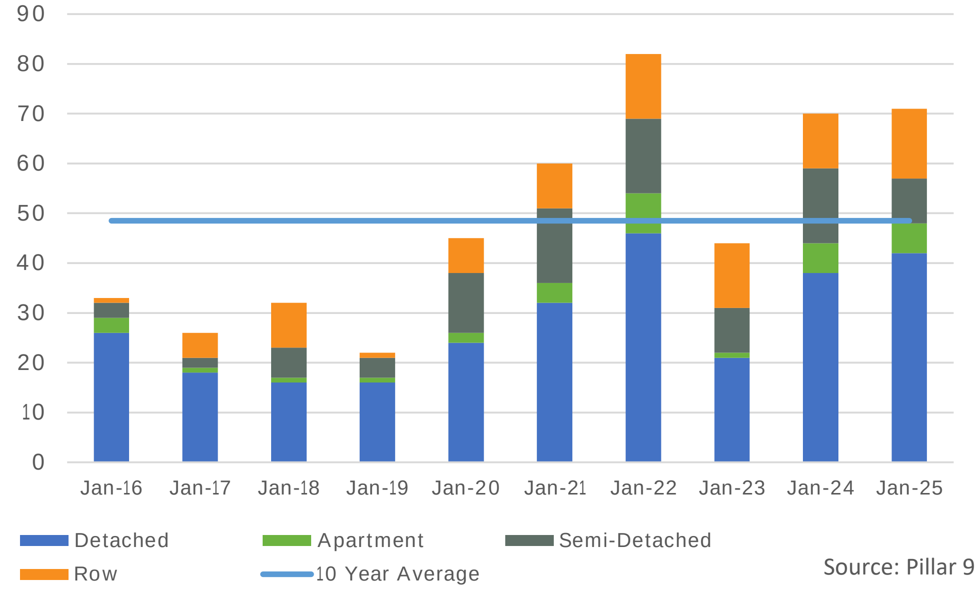
2.63

↑ 99.9% Y/Y

Monthly trend*

January 2025 Cochrane

Monthly Sales Comparison

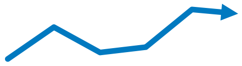


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 565,900

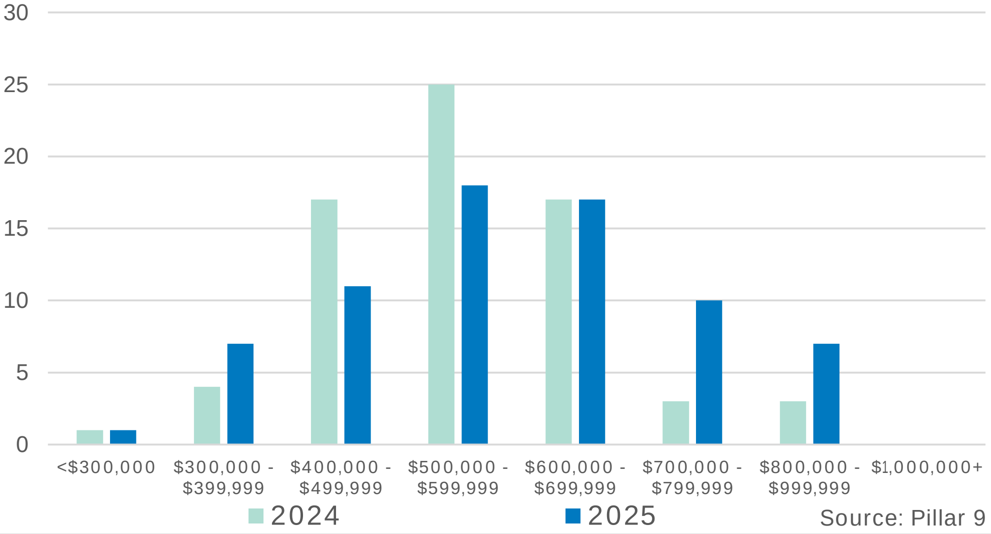
5.0% Y/Y



Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

SALES

71

1.4% Y/Y

1.4% YTD

NEW LISTINGS

104

25.3% Y/Y

25.3% YTD

INVENTORY

156

43.1% Y/Y

Monthly trend*

MONTHS OF SUPPLY

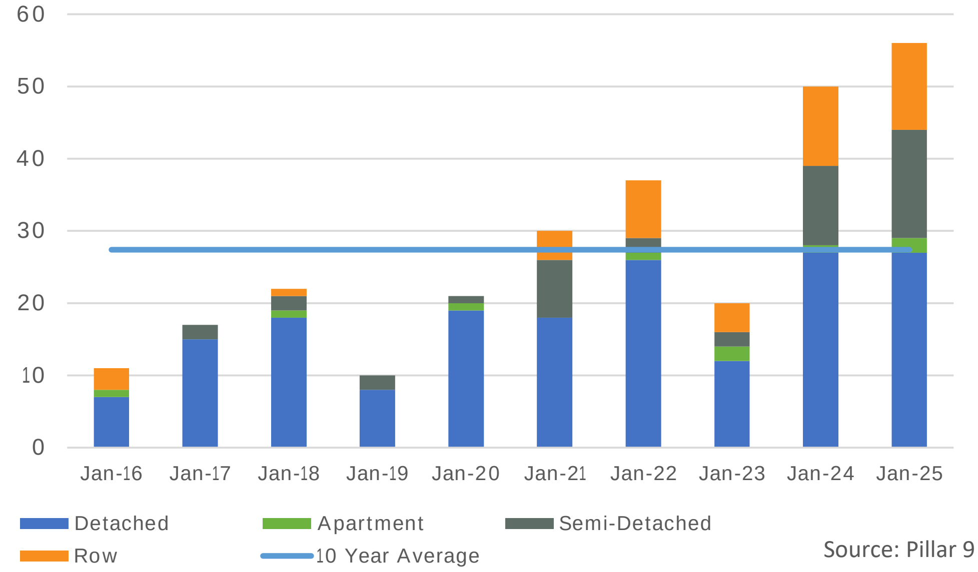
2.20

41.1% Y/Y

Monthly trend*

January 2025 Chestermere

Monthly Sales Comparison



Source: Pillar 9

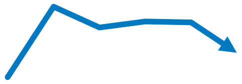
SALES	
56	
12.0% Y/Y	12.0% YTD

NEW LISTINGS	
123	
83.6% Y/Y	83.6% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 694,300

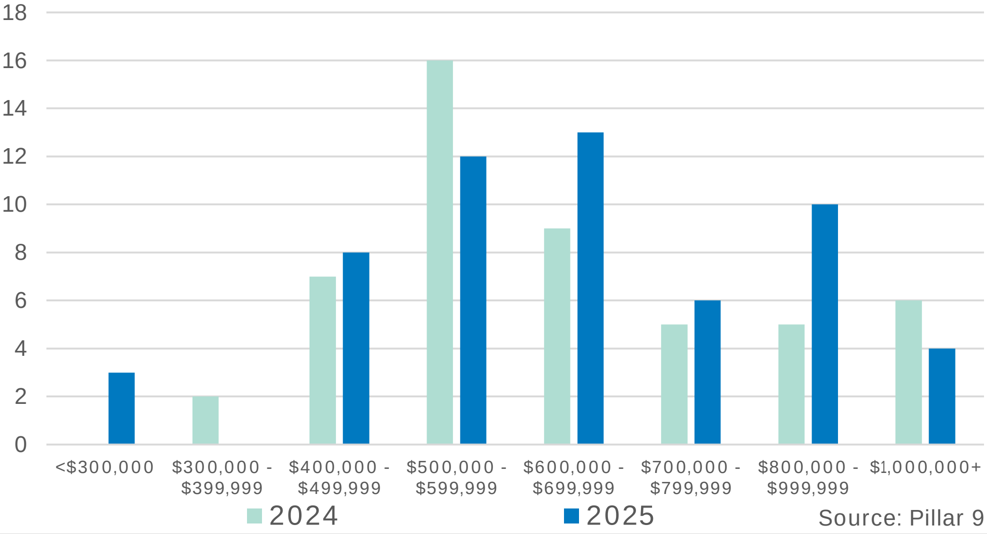
5.2% Y/Y



Monthly trend*

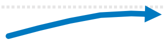
Residential Sales by Price Range

January



Source: Pillar 9

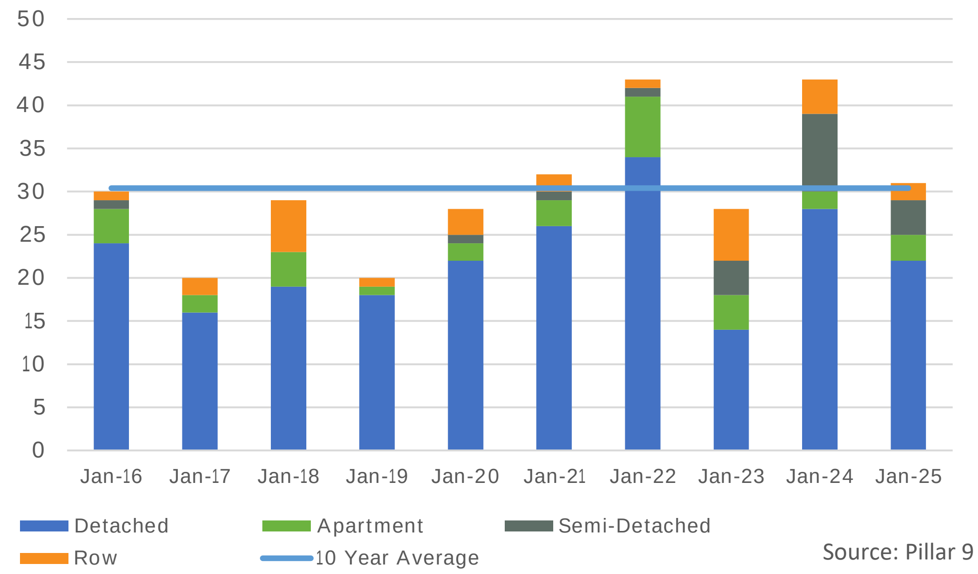
INVENTORY	
155	
70.3% Y/Y	Monthly trend*



MONTHS OF SUPPLY	
2.77	
52.1% Y/Y	Monthly trend*

January 2025 | Okotoks

Monthly Sales Comparison



Source: Pillar 9

SALES

31

↓ 27.9% Y/Y | ↓ 27.9% YTD

NEW LISTINGS

57

→ 0.0% Y/Y | → 0.0% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 614,900

↑ 4.9% Y/Y

Monthly trend*

INVENTORY

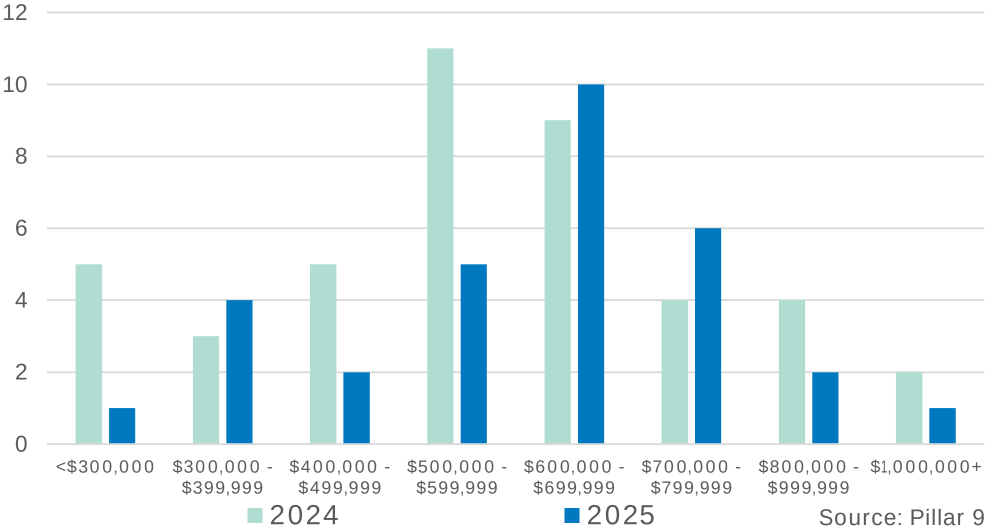
68

↑ 17.2% Y/Y

Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

MONTHS OF SUPPLY

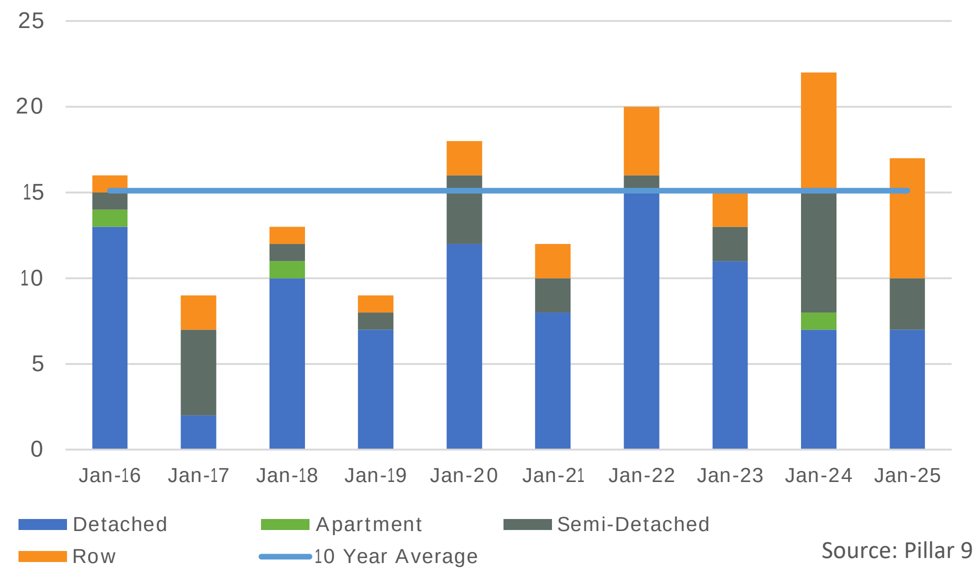
2.19

↑ 62.6% Y/Y

Monthly trend*

January 2025 High River

Monthly Sales Comparison



Source: Pillar 9

SALES

17

22.7% Y/Y

22.7% YTD

NEW LISTINGS

19

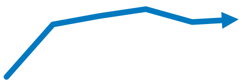
29.6% Y/Y

29.6% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 485,100

6.5% Y/Y



Monthly trend*

INVENTORY

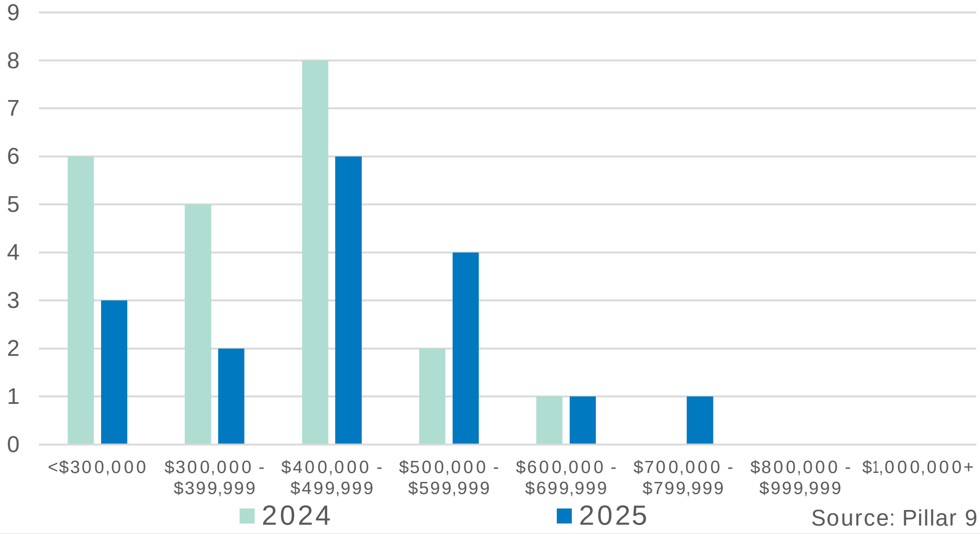
27

22.9% Y/Y

Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

MONTHS OF SUPPLY

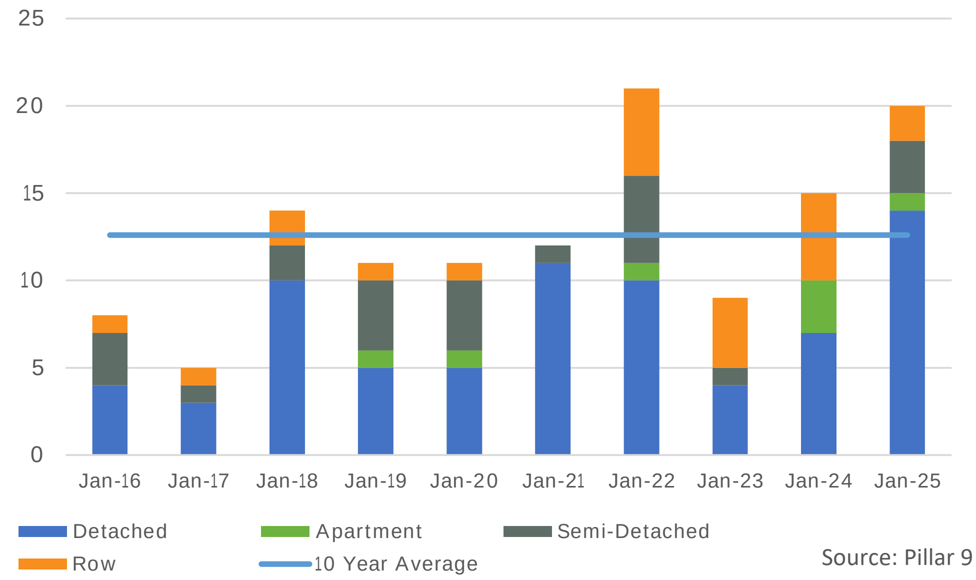
1.59

0.2% Y/Y

Monthly trend*

January 2025 | Strathmore

Monthly Sales Comparison

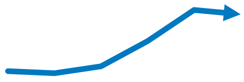


Source: Pillar 9

TOTAL RESIDENTIAL BENCHMARK PRICE

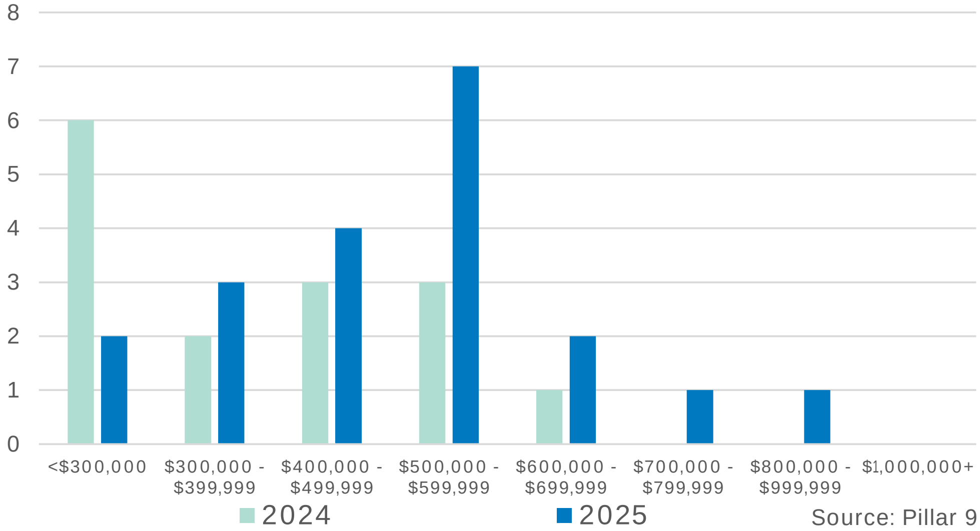
$ 429,200

↑ 5.6% Y/Y



Monthly trend*

Residential Sales by Price Range



Source: Pillar 9

SALES

20

↑ 33.3% Y/Y | ↑ 33.3% YTD

NEW LISTINGS

33

↑ 94.1% Y/Y | ↑ 94.1% YTD

INVENTORY

42

↑ 50.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

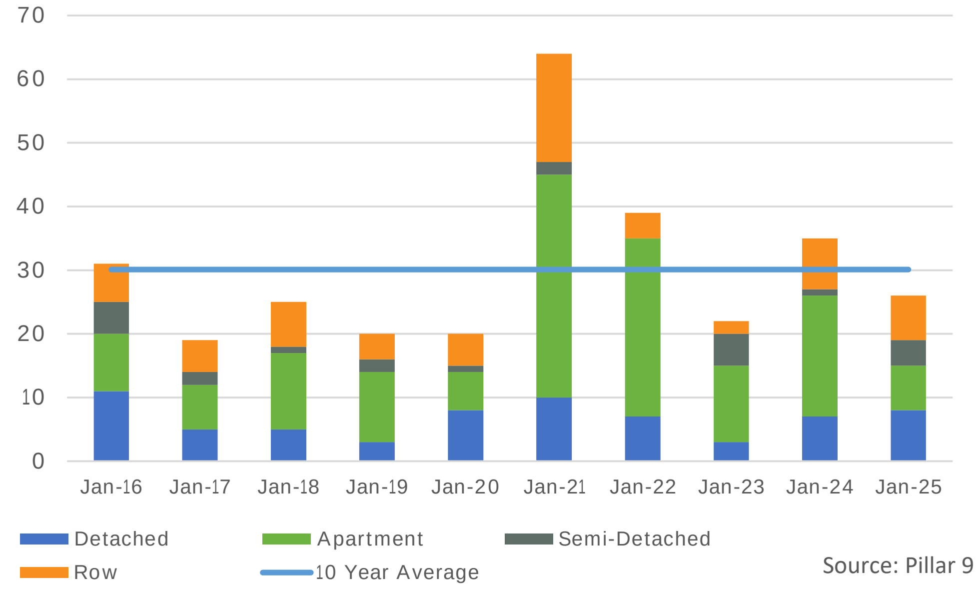
2.10

↑ 12.5% Y/Y

Monthly trend*

January 2025 Canmore

Monthly Sales Comparison



Source: Pillar 9

SALES

26

25.7% Y/Y

25.7% YTD

NEW LISTINGS

45

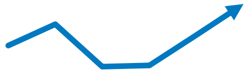
15.4% Y/Y

15.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

$ 1,058,000

11.2% Y/Y



Monthly trend*

INVENTORY

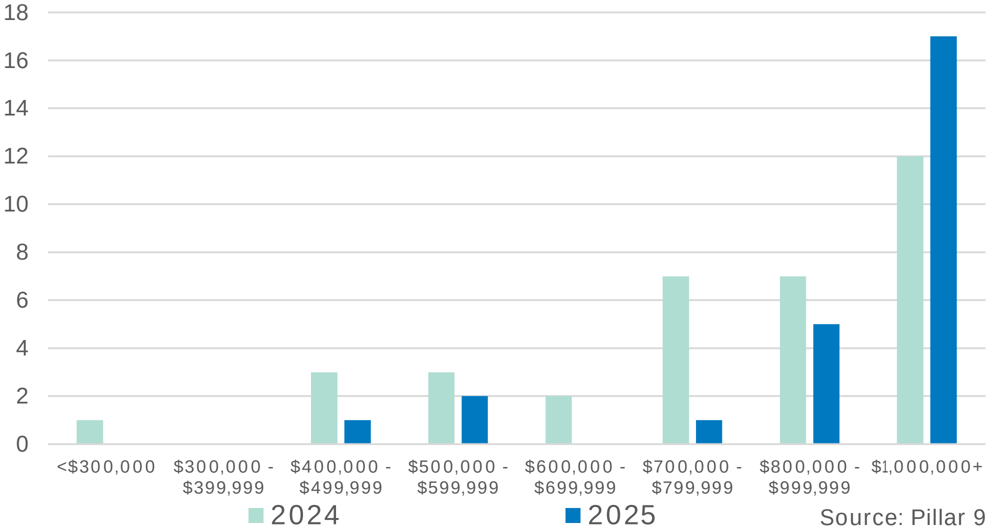
123

12.8% Y/Y

Monthly trend*

Residential Sales by Price Range

January



Source: Pillar 9

MONTHS OF SUPPLY

4.73

51.9% Y/Y

Monthly trend*